Development Control – Delegated Officer Report

Application Number: AWDM/0556/24 Recommendation: Approve

Site: 188 South Farm Road, Worthing

Proposal: Single storey rear extension

Site visit: 18.06.2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi-detached house located on the east side of South Farm Road, close to its junction with Carnegie Road which lies to the north. There is an open space at the rear of this block accessed from pedestrian walkways from the surrounding streets, with rear gardens backing onto the space. There is an electricity sub-station close to the rear boundary with No.188.

Permission is sought for the construction of a single storey rear extension. The extension would provide an accessible bedroom and ensuite shower room. The extension would measure approximately 4.7 metres in depth and 5.5 metres in width at its widest point, narrowing to 5 metres at its rear where it steps in on the north wall. It would have a flat roof up to 3 metres in height. The existing building is mainly finished in render with a brick base and the application proposes the extension to be finished in matching brickwork.

Relevant Planning History:

AWDM/2090/21 Proposed vehicle access and hardstanding Approved 22.12.2021

Consultations:

None

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036: SP1, DM5
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The extension would be relatively large and of a standard flat roof design but would be set in from the north side wall of the house, stepping in again from the northern boundary and positioned at the rear where it would not dominate or have any significant impact on the streetscene. It would be set away from the south boundary by approximately 2 metres which results in its position towards the northern side of the rear elevation appearing somewhat awkward in relation to the composition of the rear elevation particularly the main gable element. However, given its single storey scale, its position set well within the boundaries of the rear garden where it is well enclosed and would not be readily visible, the impact on visual amenity would be limited.

Subject to the use of matching materials, on balance the proposed extension would not cause any significant harm to visual amenity.

Residential Amenity

The main impact as a result of the proposed extension would be to the occupiers of the adjoining dwelling to the south at No. 186 and the neighbouring dwellings to the north with the immediate neighbour being No. 190.

To the south side, the adjoining dwelling at No. 186 appears to mirror the existing ground floor layout of the application dwelling at its rear with two windows in its rear wall closest to the boundary with No.188 serving the rear kitchen. Although the extension would be relatively deep at 4.7 metres approximately, it would be positioned away from the boundary by approximately 2 metres which would limit the impact of this depth. Although the neighbours nearest kitchen window would be affected, given the site orientation, the separation distance and position inside the boundary fencing, and in view of this not being the sole outlook to the neighbours kitchen, this relationship is considered acceptable and would not cause any significant loss of light or outlook. There would nevertheless be a close relationship between the proposed south side window/door and the neighbours rear kitchen window but the applicant has agreed to obscure glazing in the interests of protecting privacy and this can be secured by condition.

On the north side, the rear wall of the neighbouring dwelling at No.190 is angled towards the side boundary with the application site, and its rear garden tapers at the rear. Despite this relationship, the proposed extension would be sufficiently separated and given its single storey scale and stepped wall of the north elevation it would not pose any significant threat to the amenities of occupiers of No.190.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Obscure glazing etc (south elevation)
5. No further windows (north and south elevation)

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- The applicant is advised that this permission relates solely to the ground floor extension and does not relate to any roof/first floor extensions/alterations that may be required to carry out the alterations indicated on the plans. Planning permission may be required for such alterations/extensions and further advice can be found at: https://www.adur-worthing.gov.uk/planning/applications/do-i-need-permission/

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Hincke Date: 18.07.2024

Authorised by: Louise Prew Date: 18/07/2024